



### LOCATION OVERVIEW

- Located adjacent to convenience store at the corner of Lee Road and Riverside Drive
- Average Daily Traffic Count: 24,700± VPD (2023 GDOT)
- Excellent visibility
- Convenient to restaurants, shopping and banks
- Zoned C4

### PROPERTY OVERVIEW

2,600± SF Storefront Retail / Office

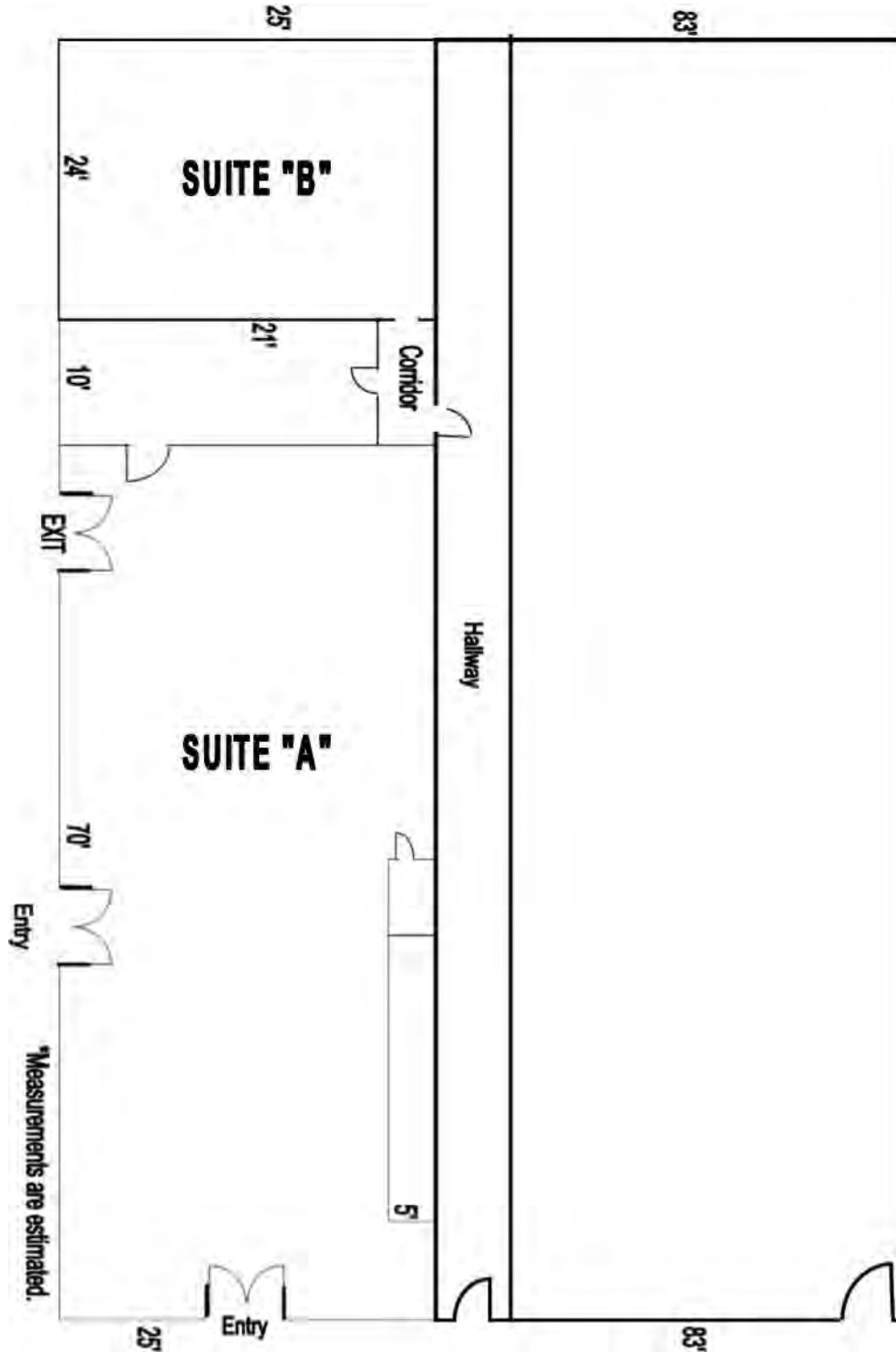
Two Suites Available (Floor Plan Page 2):

- **Suite A: 2,000± SF - \$1,600.00/Month**
  - 1,250± SF Retail Showroom
  - 450± SF Shop
  - 300± Storage
- **Suite B: 600± SF - \$450.00/Month**
  - Office / Storage / Workshop

Parking	Ample paved parking
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Utilities	All public utilities
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## FLOOR PLAN





# LEASE

## STOREFRONT RETAIL / OFFICE

881 LEE ROAD, MACON, BIBB COUNTY, GEORGIA 31210



**MIKI FOLSOM, CCIM**  
478.361.3036 CELL  
MFOLSOM@CBCGEORGIA.COM  
CBCMACON.COM



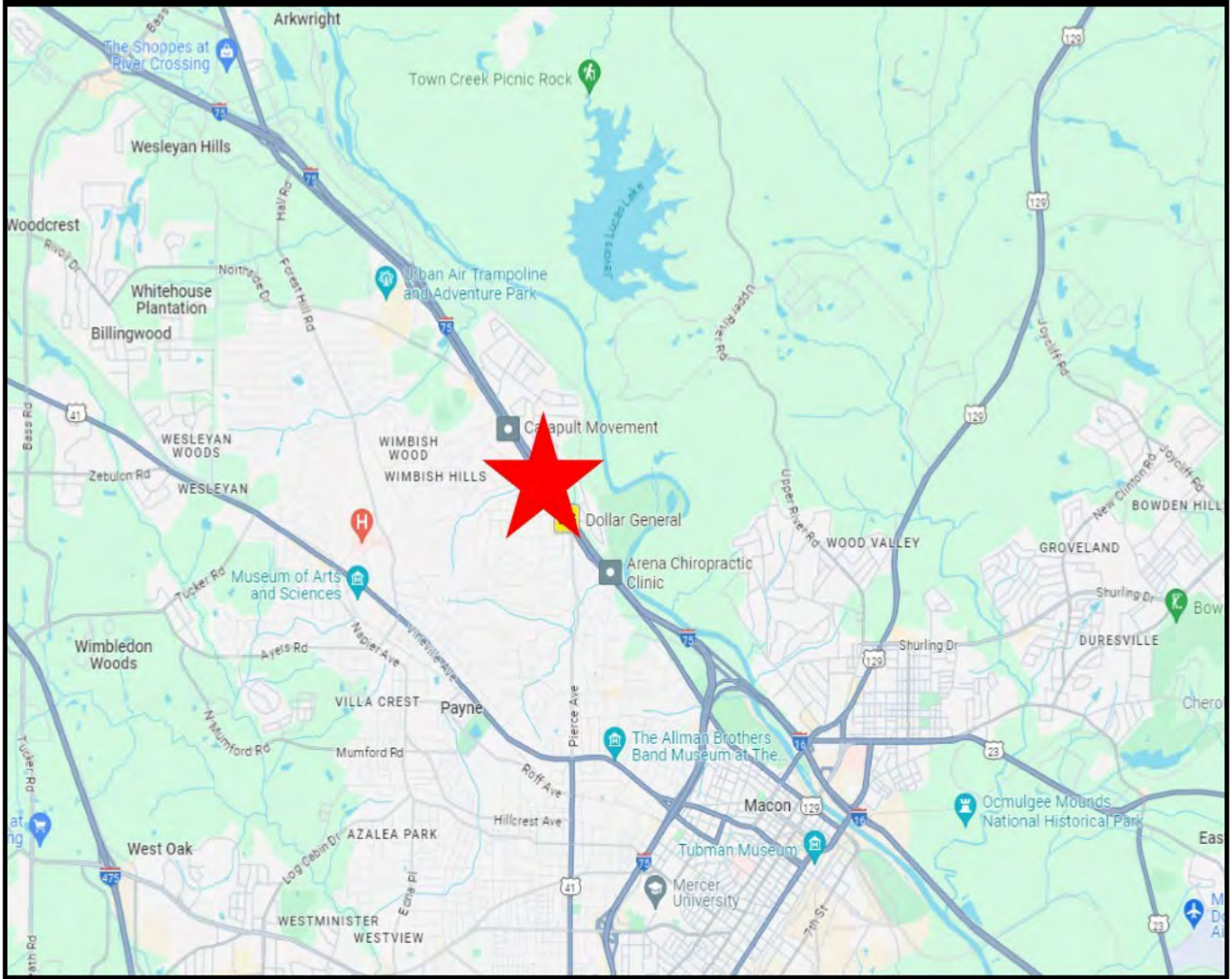
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY



# LEASE

## STOREFRONT RETAIL / OFFICE

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	3,777	36,069	86,715
DAYTIME POPULATION	3,137	39,177	106,202
AVG HOUSEHOLD INCOME	\$88,356	\$76,288	\$73,947

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